

Regular Meeting

The 1407th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, October 20, 2009 at Mystic Middle School, 204 Mistuxet Ave., Mystic. Chairman John Swenarton called the meeting to order at 7:00 p.m. Present for the meeting were Commissioners Paul Holland, Lynda Trebisacci, Bob Mercer, and Ben Tamsky; Alternate Rob Marseglia, Director of Planning Bill Haase, and Town Planner Keith Brynes. Alternate Chris Regan was absent.

Seated for the meeting were John Swenarton, Paul Holland, Lynda Trebisacci, Bob Mercer, and Ben Tamsky.

Minutes:

Secretary Lynda Trebisacci made the motion to approve the October 6, 2009 minutes. Mr. Holland seconded. The motion was unanimously approved, 5-0.

Correspondence:

PZ0934RA Lattizori Development, LLC - Zoning Regulation (ZR) Amendment to add a Highway Transition Design District (HTDD) to create a mixed use zone for retail, commercial, office, and residential uses.

Mr. Haase discussed whether there was a substantial material change from the previously submitted application. Attorney Ladwig spoke briefly on behalf of the applicant.

Mr. Holland made the motion to accept the application. Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

Reports:

ZEO - Pending Variances; A-2 survey waiver requests:

ZBA #09-17 Amelia Lord & Charles Parsons

Mr. Holland made the motion to approve the waiver of the A-2 survey, Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

ZBA #09-20 Neil Goldman

Mr. Holland made the motion to approve the waiver of the A-2 survey, Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

Administrative Review:

09-206ZON Taugwonk, LLC - Install additional antennas on existing SBA Network communications tower & a 15 KW Diesel Generator with 80-gallon tank. Property located off Taugwonk Spur Rd., Stonington. Map 84, Block 1, Lot 3A. Zone LI-130.

09-194ZON Town of Stonington - Install additional antennas on existing SBA Network communications tower & a 9'7" x 18.5' equipment shelter. Property located at 173 South Broad St., Pawcatuck. Map 37, Block 1, Lot 2. Zone M-1.

09-197ZON Phillip McClellan - Install additional antennas on existing SBA Network communications tower & an equipment shelter. Property located at 811 Stonington Rd., Stonington. Map 75, Block 1, Lot 2A. Zones GC-60 (use) / RR-80 / RA-40.

Mr. Brynes provided the Commission with a report detailing the above three cell tower antenna requests.

Mr. Marseglia questioned the associated generator and equipment shelter installations. Staff explained that, although the Town may comment, the Connecticut Siting Council has jurisdiction over the Town in these matters.

Mr. Holland made the motion to approve the three aforementioned antenna applications. Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

09-215ZON Mystic Motor Inn, Inc. – Construct eight balconies on existing motel structure. Property located at 3 Williams Ave., Mystic. Map 174, Block 12, Lot 10. Zone LS-5.

Mr. Brynes gave a brief overview of the project and provided the Commission with documents supporting the request.

Applicant Fred Bowman restated the project, asking the Commission if they had any questions.

Mr. Holland made the motion to approve the application. Mr. Mercer seconded. The motion was unanimously approved, 5-0.

PZ0433SD Cocco Brothers (applicant) Sam Sissisky (owner) – Application for a 9-lot subdivision of a 21-acre parcel. Property located at Whaler Rd, Schooner Dr., & Cutter Dr., Mystic. Assessor's Map 162, Block 1, Lots 4-11, Map 162, Block 2, Lots 1-5, Map 163, Block 2, Lots 7-12; Map 163, Block 1, Lots 14-16; & Map 163, Block 2, Lot 17. Zones RA-20 & GBR-130. Request a five-year extension to complete outstanding improvements to approved subdivision.

Mr. Brynes and Mr. Haase described the status of the subdivision, indicating that the applicant was very interested in seeing the project finalized, and recommending a one-year extension. Mr. Mercer thought it was in the best interest of the town to see it totally completed.

Mr. Holland made the motion to approve a one-year extension. Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

Public Hearings:

PZ0903RA Town of Stonington (PZC) - Zoning Regulations Text Amendment to Section 9.4.4.2 which if adopted would allow other Town commissions, agencies and departments (not just PZC) to apply for a Zoning Map Amendment without the requirement to submit an A-2 survey or an impact statement for the subject properties. Continued from 10/6/09.

Mr. Haase reviewed the text amendment application requesting a change to the Zoning Map Amendment A-2 survey and impact statement requirements for Town commissions and agencies other than the PZC.

Public Comment Against: Carlene Donnarummo thought the application was too broad and far-reaching and that the advertised text did not match the application text in the Staff Report. She cited over 31 various commissions that could be affected by the regulation change. Gail Shea warned about waiving fees and does not want the A-2 survey to be waived for the PZC. Blunt White, Chairman of the Economic Development Committee stated that his committee voted against this application in June of 2009. He discussed biases and "gatekeeping" in the application process. Ed Planeta Jr., spoke against and mentioned the 28 Boards and Commissions with members with various qualifications, he thought the A-2 survey provided the proper documentation for review. Ed Hart feels that the A-2 survey is very necessary for a zone change. Dora Hill was concerned about waiving the required impact statements for zone changes.

Rebuttal: Mr. Haase recommended that due to the costs involved in obtaining an A-2 survey, the PZC should retain their exemption from the requirement to provide such. Mr. Brynes stated that there is a discrepancy in the language of the application in the Staff Report and the advertised text.

Mr. Holland made the motion to close the Public Hearing. Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

Mr. Holland made a motion to approve the application with the word "departments" stricken from the text. Mrs. Trebisacci seconded. The application was denied, 1-4.

Roll Call: Mercer – deny, Trebisacci - deny, Swenarton - deny, Tamsky - deny, Holland – approve

Mrs. Trebisacci made the motion to adjourn. Mr. Holland seconded. The meeting was adjourned at 9:49 P.M.

Lynda Trebisacci, Secretary